

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Edewaard Devco, LLC/Jasmine
Terrace

Case #: 21-R-04

Date: February 10, 2004

Comments:

No comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Edewaard Devco, LLC/Jasmine Terrace

Case #: 21-R-04

Date: February 10, 2004

Comments:

1. Please contact Tim Welch for Engineering Comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Edewaard Devco, LLC/Jasmine
Terrace

Case #: 21-R-04

Date: February 10, 2004

Comments:

1. Flow test required.
2. Show hydrant location
3. Show fire main DDC and FDC
4. Fire sprinklers required as per 903.8.2 FBC.

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Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

Project Name: Edewaard Devco, LLC/Jasmine
Terrace

Case #: 21-R-04

Date: February 10, 2004

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Edewaard Devco, LLC/Jasmine Terrace

Case #: 21-R-04

Date: February 10, 2004

Comments:

1. ½ of the street trees should be shade trees (unless there are site conditions such as overhead powerlines) that would preclude their installation.
2. Indicate all existing trees and palms, their names and sizes. All Tree Preservation Ordinance requirements apply. Any trees that would be considered good candidates for relocation should be relocated.
3. Signoff plans to be sealed by the Landscape Architect.

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Division: Planning

Member: Ella Parker
954-828-3729

Project Name: Edewaard Devco, LLC/Jasmine Terrace

Case #: 21-R-04

Date: February 10, 2004

Comments:

1. The proposed development must comply with Section 47-18.33, Townhouse Requirements. Please provide a point-by-point narrative as to how this proposed development complies with the site design criteria for townhouses as listed in Section 47-18.33. B.1-11.
2. Provide a point-by-point text narrative indicating how this development meets Sec. 47-25.2, Adequacy Requirements.
3. Discuss providing shade trees with Landscape Plans Examiner (especially on NE 17th Ave.)
4. Show dimensions of parking spaces in garages.
5. Label location of proposed metal picket fence.
6. Show all mechanical equipment.
7. Change NE 18th St. to correct location (NE 8th St.) on all plans.
8. Additional comments may be forthcoming at the DRC meeting.
9. Please provide a response to all DRC comments within 90 days or additional DRC review may be required.

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Division: Police

Member: Gary Gorman
954-828-6421

Project Name: Edewaard Devco, LLC/Jasmine Terrace

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Comments:

1. Will impact resistant glass be used?
2. How will access along the perimeter fence/gate be controlled?
3. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
4. All entry doors and locking devices will have sufficient security rating.
5. Will all solid entry/exit doors have a 180-degree viewing device? (Peep-hole)
6. Will all overhead garage doors have a secondary locking device?
7. Will each unit have a perimeter security system to include glass break protection and panic buttons for emergency conditions?
8. Will there be an intercom system installed at the front entry/exit door for communication purposes?
9. All landscaping should allow full view of location.
10. Are there any considerations for third floor emergency escape/evacuation?
- 11. Please submit comments in writing prior to DRC sign-off.**

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Edewaard Devco, LLC/Jasmine Terrace

Case #: 21-R-04

Date: February 10, 2004

Comments:

1. Provide a narrative outlining how the proposed townhouse project complies with section 47-18.33 section by section.
2. A/C equipment located in the front yard setback.
3. Driveway dimensions shall comply with the requirements of section 47-20.11.
4. Additional comments may be discussed at the DRC meeting.

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Division:	WaterWorks 2011	Member:	Nannette Woods Planning and Coordination Manager Office Ph. (954) 522-2604,ext 16 Email: nwoods@ch2m.com
Project Name:	Edewaard Devco, LLC/Jasmine Terrace	Case #:	21-R-04
Date:	February 10, 2004		

Comments :

1. The water main on NE 17th Ave is scheduled for construction in 2011. One water meter is shown on NE 17th Ave. and one is shown on NE 8th St. The water main on NE 17th Ave reduces from an 8" to a 2" in this area. The developer will need to upgrade the water main on NE 17th Ave or serve the property from NE 8th Street.